

SHEET 1 OF 4 SHEETS
(BEING ALL OF TENT. PARCEL
MAP NO. 90-361)
3 PARCELS
33.31 ACRES

BLOCK 5250 MODULES
65, 75, 76, 85
86, 96, 97

PARCEL MAP NO. 90-361

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF A PORTION OF BLOCK 93 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP THEREOF FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, TOGETHER WITH PARCEL 1 OF A PARCEL MAP FILED IN BOOK 108, PAGES 45 AND 46 OF PARCEL MAPS IN SAID OFFICE OF THE ORANGE COUNTY RECORDER.

JAMES R. CRAWFORD, L. S. 4965

DATE OF SURVEY: OCTOBER, 1991

RESUB NO. 973
ACCEPTED AND FILED AT THE
REQUEST OF

DATE 10/10/91
TIME 1:30 PM FEE \$ 100.00
INSTRUMENT # 1000000000
BOOK 108 PAGE 45 per

LEE A. BRANCH
COUNTY RECORDER

BY: LEE A. BRANCH
DEPUTY

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: MACARTHUR BOULEVARD, AVOCADO AVENUE, SAN MIGUEL DRIVE AND EAST COAST HIGHWAY.

WE ALSO HEREBY DEDICATE TO THE CITY OF NEWPORT BEACH:

- 1) THE EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN ON THIS MAP.
- 2) THE EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON THIS MAP.
- 3) THE EASEMENT FOR WATERLINE PURPOSES AS SHOWN ON THIS MAP.
- 4) THE STORM DRAIN SYSTEM AND APPURTENANCES AND THE WATERLINE SYSTEM AND APPURTENANCES AS SHOWN ON THE IMPROVEMENT PLANS FOR THIS PARCEL MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF NEWPORT BEACH:

- 1) ALL VEHICULAR ACCESS RIGHTS TO EAST COAST HIGHWAY AND MACARTHUR BOULEVARD EXCEPT AT STREET INTERSECTIONS.
- 2) ALL VEHICULAR ACCESS RIGHTS TO AVOCADO AVENUE, EXCEPT AT STREET INTERSECTIONS AND THE TWO APPROVED DRIVEWAYS SHOWN HEREON TOGETHER WITH THREE ADDITIONAL DRIVEWAYS TO BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF NEWPORT BEACH.

THE IRVINE COMPANY, A MICHIGAN CORPORATION

T. Patrick Smith Vice Pres.
T. PATRICK SMITH

Thomas O. Redwitz Ass. Sec.
THOMAS O. REDWITZ

STATE OF CALIFORNIA) ss
COUNTY OF ORANGE)

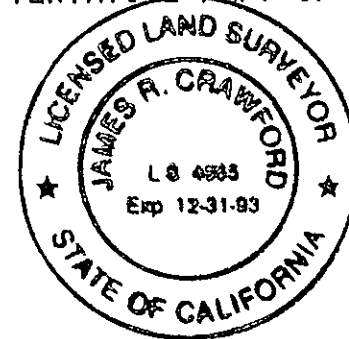
ON THIS 18th DAY OF MARCH, 1992, BEFORE ME, CAROLE M. ZAFFINO, PERSONALLY APPEARED T. PATRICK SMITH AND THOMAS O. REDWITZ, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY. WITNESS MY HAND:

MY COMMISSION EXPIRES 7/31/92 Carole M. Zaffino
NOTARY PUBLIC IN AND FOR SAID STATE
CAROLE M. ZAFFINO
(PRINT NAME)

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF THE IRVINE COMPANY IN OCTOBER, 1991. I HEREBY STATE THAT ALL MONUMENTS ARE OF CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE JULY 1, 1993, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



James R. Crawford
JAMES R. CRAWFORD, L.S. 4965
REGISTRATION EXPIRES 12/31/93

COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 15th DAY OF April, 1992.

JOHN CANAS by: Paul A. Cuomo
COUNTY SURVEYOR DEPUTY



CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

DATED THIS 30th DAY OF MARCH, 1992.

Donald L. Webb, Jr.
DONALD L. WEBB, JR., RCE 16791
EXPIRES: JUNE 30, 1993
CITY ENGINEER, CITY OF NEWPORT BEACH

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH AT A REGULAR MEETING THEREOF HELD ON THE 23rd DAY OF MARCH, 1992, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC THE DEDICATION OF MACARTHUR BOULEVARD, AVOCADO AVENUE, SAN MIGUEL DRIVE AND EAST COAST HIGHWAY FOR STREET PURPOSES.

AND DID ACCEPT ON BEHALF OF THE CITY OF NEWPORT BEACH

1. THE VEHICULAR ACCESS RIGHTS TO EAST COAST HIGHWAY AND MACARTHUR BOULEVARD AS RELEASED AND RELINQUISHED.
2. ALL VEHICULAR ACCESS RIGHTS TO AVOCADO AVENUE AS RELEASED AND RELINQUISHED.
3. THE EASEMENT FOR PUBLIC UTILITY PURPOSES AS DEDICATED.
4. THE EASEMENT FOR STORM DRAIN PURPOSES AS DEDICATED.
5. THE EASEMENT FOR WATERLINE PURPOSES AS DEDICATED.
6. THE STORM DRAIN SYSTEM AND APPURTENANCES AND THE WATERLINE SYSTEM AND APPURTENANCES AS DEDICATED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a) (3) (A) OF THE SUBDIVISION MAP ACT.

WE ALSO HEREBY ABANDON, PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE EASEMENTS WITHIN THE BOUNDARY OF THIS MAP WHICH WERE ACQUIRED BY THE CITY OF NEWPORT BEACH, PER DOCUMENTS RECORDED IN BOOK 11543, PAGE 1766 AND AS INSTRUMENT NO. 86-096312, BOTH OF OFFICIAL RECORDS, RECORDS OF ORANGE COUNTY, CALIFORNIA, NOT SHOWN ON THIS PARCEL MAP.

DATED THIS 24th DAY OF March, 1992.

Wanda E. Raggio
WANDA E. RAGGIO
CITY CLERK OF THE
CITY OF NEWPORT BEACH

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA) ss
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

AND ALSO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS 15th DAY OF April, 1992.

Robert L. Citron
COUNTY TREASURER-TAX COLLECTOR

BY: Robert L. Citron
DEPUTY TREASURER-TAX COLLECTOR

PURPOSE STATEMENT

THE PURPOSE OF THIS MAP IS TO SUBDIVIDE ONE EXISTING PARCEL INTO THREE NEW PARCELS.

SHEET 2 OF 4 SHEETS
(BEING ALL OF TENTATIVE PARCEL MAP
NO. 90-361)
NUMBERED LOTS: 3
AREA: 33.31 ACRES

RESUB NO. 973

PARCEL MAP NO. 90-361

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

JAMES R. CRAWFORD, L.S. 4965 DATE OF SURVEY: OCTOBER, 1991

MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED AND REFERENCED HEREON.
- 1 CONCRETE NAIL, NO TAG, FLUSH, PER TRACT NO. 12209, MM 569/44-47, FITS CURB TIES PER CNBTB V-120. REPLACE WITH SPIKE W/ BRASS WASHER STAMPED "L.S. 4965".
- 2 STD. CITY OF NEWPORT BEACH MONUMENT WELL W/2" PUNCHED BRASS CAP, NO TAG NUMBER, DOWN 1.0', PER TRACT NO. 10625, MM 481/6-9.
- 3 SPIKE & WASHER STAMPED "RCE 23473", FLUSH, NO REFERENCE, N72°11'11"E 0.09' FROM CENTERLINE INTERSECTION.
- 4 STD. CITY OF NEWPORT BEACH MONUMENT WELL W/2" PUNCHED BRASS CAP, NO TAG NUMBER, DOWN 0.9', PER PMB 93/45-46, 0.16' EASTERLY FROM CENTERLINE.
- 5 STD. CITY OF NEWPORT BEACH MONUMENT WELL W/2" PUNCHED BRASS CAP, NO TAG NUMBER, DOWN 0.9', NO REFERENCE.
- 6 STD. CITY OF NEWPORT BEACH MONUMENT WELL W/2" PUNCHED BRASS CAP, NO TAG NUMBER, DOWN 0.9', NO REFERENCE.
- 7 FOUND NOTHING, ESTABLISHED CENTERLINE INTERSECTION OF EAST COAST HIGHWAY WITH AVOCADO AVENUE AT RECORD DISTANCE FROM ACACIA AVENUE PER P.M.B. 25/1 AND P.M.B. 93/45-47. SET STD. CITY WELL MONUMENT W/2" BRASS CAP STAMPED "L.S. 4965".
- 8 FOUND NOTHING ESTABLISHED CENTERLINE INTERSECTION PER CURB TIES (SOUTH CURB) SHOWN IN CNBTB I-99.
- 9 FOUND NOTHING, ESTABLISHED CENTERLINE INTERSECTION PER CURB TIES (SOUTH CURB) SHOWN IN CNBTB I-100.
- 10 STD. CITY OF NEWPORT BEACH MONUMENT WELL W/2" PUNCHED BRASS CAP, NO TAG NUMBER, DOWN 0.9', PER PMB 93/45-46.
- 11 STD. CITY OF NEWPORT BEACH MONUMENT WELL W/2" PUNCHED BRASS CAP, NO TAG NUMBER, DOWN 1.0', PER PMB 93/45-46.
- 12 STD. CITY OF NEWPORT BEACH MONUMENT WELL W/2" PUNCHED BRASS CAP, NO TAG NUMBER, DOWN 1.0', PER PMB 93/45-46.
- 13 STD. CITY OF NEWPORT BEACH MONUMENT WELL W/2" PUNCHED BRASS CAP, NO TAG NUMBER, DOWN 1.0', PER PMB 25/1.
- 14 STD. CITY OF NEWPORT BEACH MONUMENT WELL W/2" PUNCHED BRASS CAP, NO TAG NUMBER, DOWN 1.0', PER TRACT NO. 10625, MM 481/6-9.
- 15 1" IP TAGGED "RCE 23473", DOWN 0.4', NO REFERENCE.
- 16 CONCRETE NAIL, NO TAG, DOWN 0.1', NO REFERENCE
REPLACED WITH SPIKE W/ BRASS WASHER STAMPED "L.S. 4965".
- 17 FOUND NOTHING, SET SPIKE AND TAG "LS 4965" AT INTERSECTION OF CENTERLINE OF MACARTHUR BLVD. WITH CENTERLINE OF EAST COAST HIGHWAY PRODUCED EASTERLY.
- 18 FOUND RAMSET, NO TAG, FLUSH, PER TRACT NO. 12209, MM 569/44-47 AND CNBTB I-101. REPLACED WITH L & T TAGGED "L.S. 4965".
- 19 STD. CITY OF NEWPORT BEACH MONUMENT WELL W/2" PUNCHED BRASS CAP, NO TAG NUMBER, DOWN 1.0', NO REFERENCE.
- 20 BOAT SPIKE AND WASHER STAMPED "LS 3258", FLUSH, PER P.M.B. 83-729, P.M.B. 193/17 & 18.

SET 1" I.P. TAGGED "L.S. 4965" OR SPIKE W/ BRASS WASHER STAMPED "L.S. 4965" IN ASPHALT OR L & T TAGGED "L.S. 4965" IN CONCRETE AT ALL PARCEL CORNERS UNLESS OTHERWISE NOTED.
AND TO INCLUDE THE BEGINNING AND END OF PROPERTY LINE CURVES.

BASIS OF BEARINGS NOTE

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MACARTHUR BLVD. BEING N25°25'00"E AS SHOWN ON A MAP OF TRACT NO. 10625 FILED IN BOOK 481, PAGES 6 THROUGH 9 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

RECORD DATA NOTES

- (R1) DENOTES RECORD DATA PER TRACT NO. 3542, MM 124/32-33.
- (R2) DENOTES RECORD DATA PER TRACT NO. 12209, MM 569/44-47.
- (R3) DENOTES RECORD DATA PER TRACT NO. 10625, MM 481/6-9.
- (R4) DENOTES RECORD DATA PER CNBTB I-101.
- (R5) DENOTES RECORD DATA OR CALCULATED FROM RECORD DATA PER PMB 93/45-46.
- (R6) DENOTES RECORD DATA PER PMB 25-1.

EASEMENT NOTES

- 1 DENOTES THE CENTERLINE OF A 6.00 FOOT WIDE ELECTRICAL EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY PER BOOK 14094, PAGE 1037 OF OFFICIAL RECORDS.
- 2 DENOTES THE CENTERLINE OF A 15.00 FOOT WIDE STORM DRAIN EASEMENT TO THE CITY OF NEWPORT BEACH PER BOOK 13967, PAGE 424 OF OFFICIAL RECORDS.
- 3 DENOTES AN EASEMENT HEREBY RESERVED FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF PARCEL 2.
- 4 DENOTES AN EASEMENT HEREBY RESERVED FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF PARCEL 2.
- 5 DENOTES AN EASEMENT FOR STORM DRAIN PURPOSES HEREBY DEDICATED TO THE CITY OF NEWPORT BEACH.
- 6 DENOTES AN EASEMENT FOR WATERLINE PURPOSES HEREBY DEDICATED TO THE CITY OF NEWPORT BEACH.
- 7 DENOTES THE APPROXIMATE LOCATION OF A 10-FOOT BY 10-FOOT ELECTRICAL EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY PER BOOK 14094, PAGE 1037 OF OFFICIAL RECORDS.
- 8 DENOTES A 10.00 FOOT WIDE EASEMENT FOR WATERLINE PURPOSES HEREBY DEDICATED TO THE CITY OF NEWPORT BEACH.

A 50.00 FOOT WIDE ELECTRICAL EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY PER BOOK 1528, PAGE 321 OF OFFICIAL RECORDS LIES WITHIN THE PROPOSED RIGHT-OF-WAY OF MACARTHUR BLVD. (NOT PLOTTED).

IMPROVEMENT CERTIFICATE

PURSUANT TO THE PROVISIONS OF SECTION 66411.1 OF THE SUBDIVISION MAP ACT, NOTICE IS HEREBY GIVEN THAT THE FOLLOWING IMPROVEMENTS ARE REQUIRED TO BE CONSTRUCTED:

ASPHALT OR CONCRETE ACCESS ROADS TO ALL PUBLIC UTILITIES, VAULTS, MANHOLES AND JUNCTION STRUCTURE LOCATIONS, AND STREET, DRAINAGE AND UTILITY IMPROVEMENTS FOR AVOCADO AVENUE, EAST COAST HIGHWAY, MACARTHUR BOULEVARD AND SAN MIGUEL DRIVE.

SIGNATURE OMISSIONS NOTE

PURSUANT TO THE PROVISIONS OF SECTION 66436(a) (3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- 1) SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF EASEMENTS FOR ELECTRICAL PURPOSES RECORDED IN BOOK 1528, PAGE 321 AND RE-RECORDED AS INSTRUMENT NO. 86-024793 AND IN BOOK 14094, PAGE 1037, ALL OF OFFICIAL RECORDS.
- 2) CITY OF NEWPORT BEACH, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES RECORDED IN BOOK 13967, PAGE 424, HOLDER OF AN IRREVOCABLE OFFER OF DEDICATION OF AVOCADO AVENUE FOR STREET AND HIGHWAY PURPOSES RECORDED IN BOOK 11543, PAGE 1766, AND HOLDER OF EASEMENTS FOR STREET AND HIGHWAY PURPOSES PER INSTRUMENT NO. 91-031787 AND INSTRUMENT NO. 86-096312, ALL OF OFFICIAL RECORDS.
- 3) STATE OF CALIFORNIA, HOLDER OF EASEMENTS FOR INGRESS AND EGRESS PURPOSES PER DOCUMENTS RECORDED IN BOOK 1047, PAGE 557 AND BOOK 2390, PAGE 458 AND HOLDER OF AN EASEMENT FOR SLOPE AND DRAINAGE PURPOSES PER A DOCUMENT RECORDED IN BOOK 1047, PAGE 557, ALL OF OFFICIAL RECORDS.

VEHICULAR ACCESS NOTES

- A ALL VEHICULAR ACCESS RIGHTS TO EAST COAST HIGHWAY AND MACARTHUR BOULEVARD EXCEPT AT STREET INTERSECTIONS ARE HEREBY RELEASED AND RELINQUISHED TO THE CITY OF NEWPORT BEACH.
- B ALL VEHICULAR ACCESS RIGHTS TO AVOCADO AVENUE ARE HEREBY RELEASED AND RELINQUISHED TO THE CITY OF NEWPORT BEACH EXCEPT AT STREET INTERSECTIONS AND THE TWO APPROVED DRIVEWAYS SHOWN HEREON TOGETHER WITH THREE ADDITIONAL DRIVEWAYS TO BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF NEWPORT BEACH.

SHEET 3 OF 4 SHEETS
(BEING ALL OF TENTATIVE PARCEL MAP
NO. 90-361)
NUMBERED LOTS: 3
AREA: 33.31 ACRES
SCALE: 1" = 100'

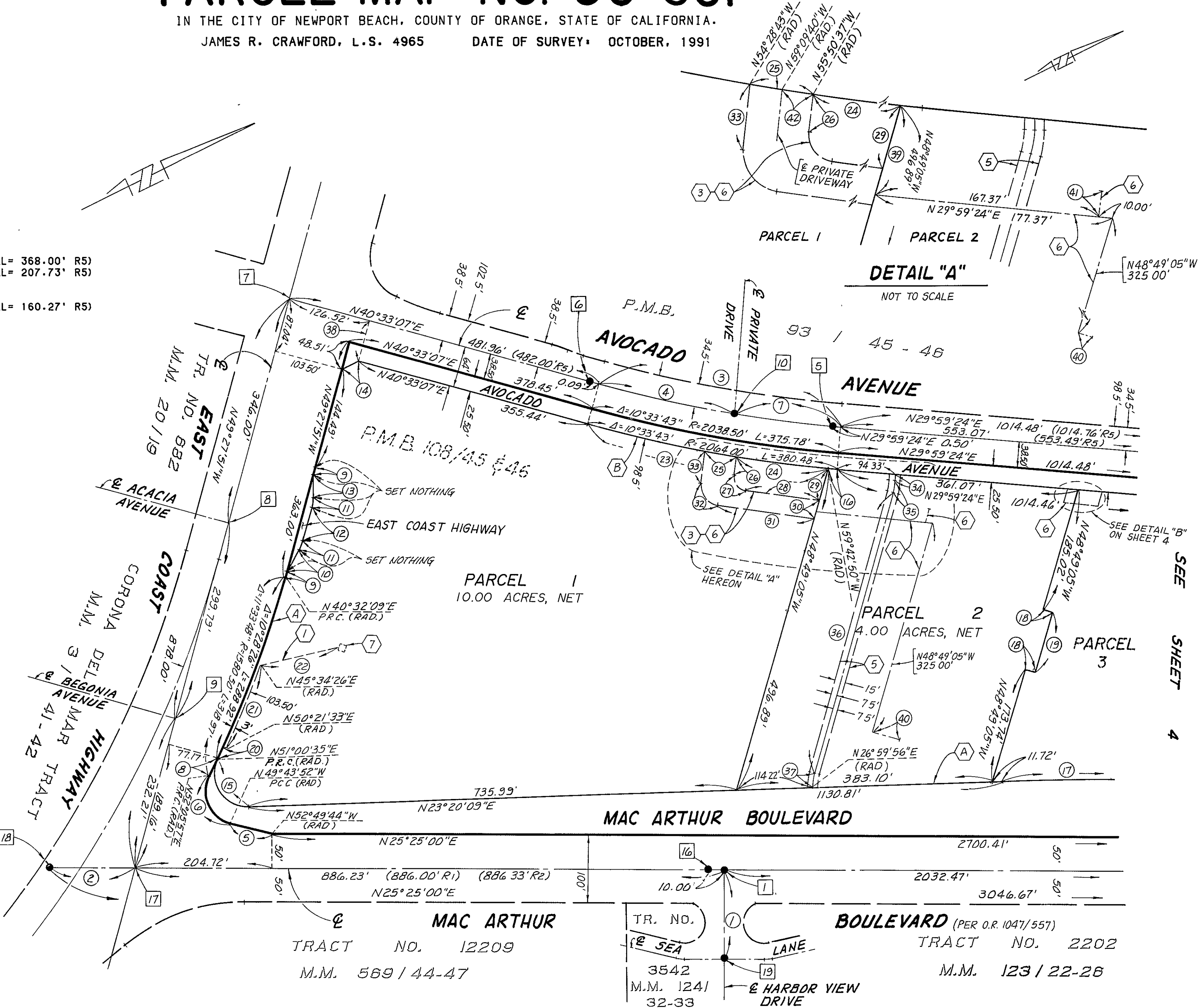
PARCEL MAP NO. 90-361

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.
JAMES R. CRAWFORD, L.S. 4965 DATE OF SURVEY: OCTOBER, 1991

TABLE OF COURSES

1	N64°31'23"W	132.88'	(133.00' R1)
2	N25°25'00"E	127.97'	(127.97' R4)
3	Δ=10°33'43"	R=2000.00'	L= 368.68'
4	Δ=05°57'08"	R=2000.00'	L= 207.77'
5	Δ=03°05'52"	R=1183.50'	L= 63.99'
6	Δ=101°49'49"	R= 50.00'	L= 88.86'
7	Δ=04°36'35"	R=2000.00'	L= 160.91'
8	Δ=01°05'22"	R=1580.50'	L= 30.05'
9	Δ=14°09'13"	R= 38.00'	L= 9.39'
10	N35°18'38"W	R= 36.66'	
11	Δ=14°09'13"	R= 62.00'	L= 15.32'
12	N49°27'51"W	R= 50.00'	
13	N63°37'04"W	R= 36.66'	
14	N04°27'22"W	R= 32.53'	
15	Δ=117°40'26"	R= 50.00'	L= 102.69'
16	Δ=00°17'46"	R=2064.00'	L= 10.67'
17	Δ=04°20'00"	R=6070.00'	L= 459.08'
18	N41°10'55"E	R= 14.00'	
19	N48°49'05"W	R= 92.86'	
20	Δ=00°39'02"	R=1580.50'	L= 17.95'
21	Δ=04°47'07"	R=1583.50'	L= 132.25'
22	N12°00'20"E	R= 117.37'	
23	Δ=10°15'57"	R=2064.00'	L= 369.81'
24	Δ= 3°52'13"	R=2064.00'	L= 139.42'
25	Δ=01°21'54"	R=2064.00'	L= 49.17'
26	N58°16'48"W	R= 29.74'	
27	Δ=90°00'00"	R= 20.00'	L= 31.42'
28	N31°43'12"E	R= 111.31'	
29	N48°49'05"W	R= 49.18'	
30	N48°49'05"W	R= 28.39'	
31	N31°43'12"E	R= 145.74'	
32	Δ=90°00'00"	R= 30.00'	L= 47.12'
33	N58°16'48"W	R= 50.41'	
34	N60°00'36"W	R= 6.50'	
35	Δ=11°11'31"	R= 90.00'	L= 17.58'
36	N48°49'05"W	R= 436.34'	
37	Δ=14°10'59"	R= 90.00'	L= 22.28'
38	N49°26'53"W	R= 64.00'	
39	N48°49'05"W	R= 69.59'	
40	N41°10'55"E	R= 40.00'	
41	N60°00'36"W	R= 20.00'	
42	Δ=0°40'57"	R=2064.00'	L= 24.59'

NOTE:
SEE SHEET 2 FOR MONUMENT NOTES, BASIS OF BEARINGS NOTE,
RECORD DATA REFERENCE NOTES AND EASEMENT NOTES.



SHEET 4 OF 4 SHEETS

(BEING ALL OF TENTATIVE PARCEL MAP
NO. 90-361)

NUMBERED LOTS: 3
AREA: 33.31 ACRES

SCALE: 1" = 100'

PARCEL MAP NO. 90-361

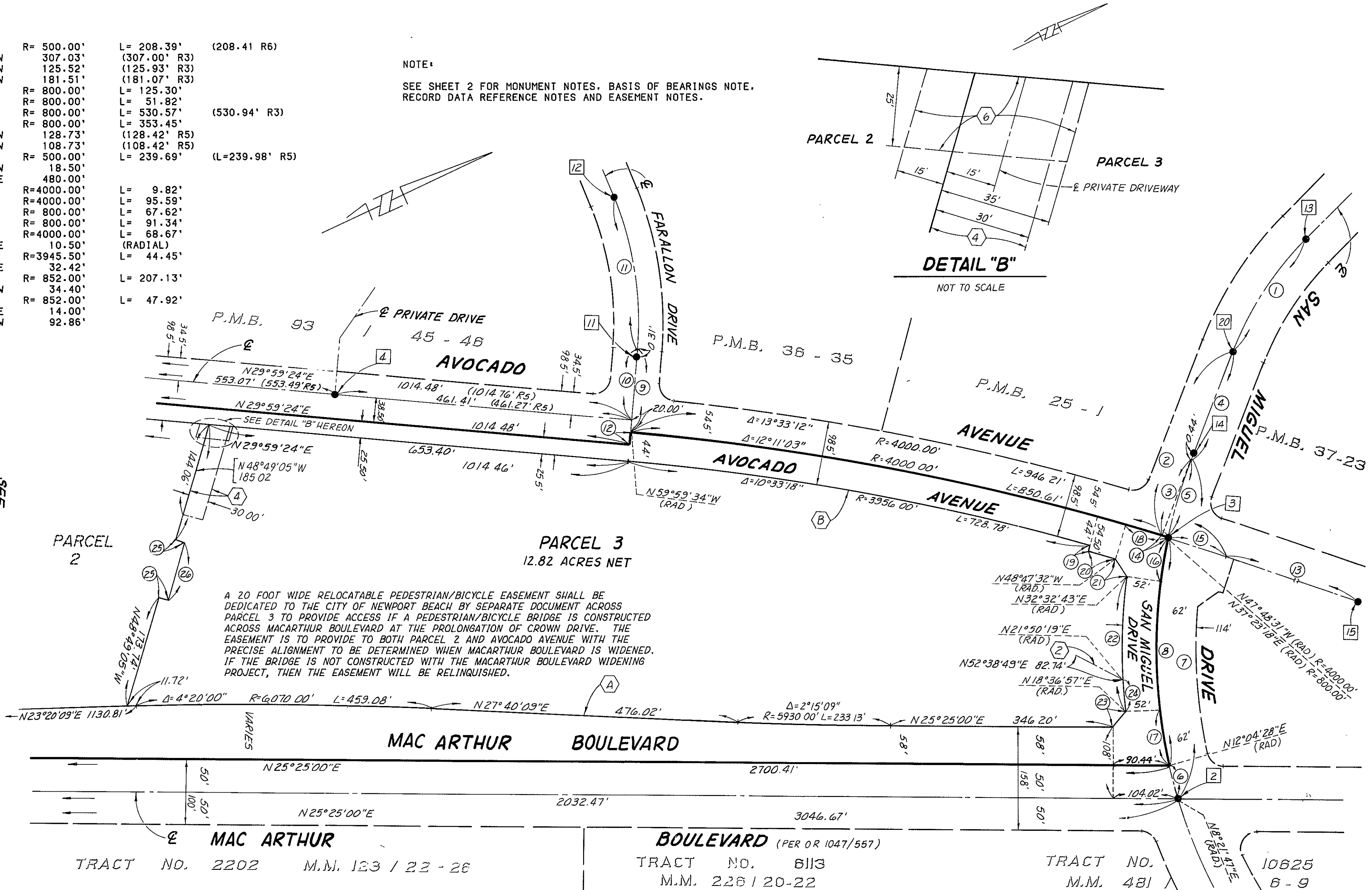
IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

JAMES R. CRAWFORD, L.S. 4965 DATE OF SURVEY: OCTOBER, 1991

TABLE OF COURSES

1	Δ=23°52'47"	R= 500.00'	L= 208.39'	(208.41 R6)
2	N43°38'16"W	307.03'	(307.00' R3)	
3	N43°38'16"W	125.52'	(125.93' R3)	
4	N43°38'16"W	181.51'	(181.07' R3)	
5	Δ=08°58'27"	R= 800.00'	L= 125.30'	
6	Δ=03°42'41"	R= 800.00'	L= 51.82'	
7	Δ=37°59'58"	R= 800.00'	L= 530.57'	(530.94' R3)
8	Δ=25°18'50"	R= 800.00'	L= 353.45'	
9	N60°00'36"W	128.73'	(128.42' R5)	
10	N60°00'36"W	108.73'	(108.42' R5)	
11	Δ=27°27'59"	R= 500.00'	L= 239.69'	(L=239.98' R5)
12	N60°00'36"W	18.50'		
13	N43°33'38"E	480.00'		
14	Δ=00°08'26"	R=4000.00'	L= 9.82'	
15	Δ=01°22'09"	R=4000.00'	L= 95.59'	
16	Δ=04°50'35"	R= 800.00'	L= 67.62'	
17	Δ=06°32'30"	R= 800.00'	L= 91.34'	
18	Δ=00°59'01"	R=4000.00'	L= 68.67'	(RADIAL)
19	N49°26'16"E	10.50'	L= 44.45'	
20	Δ=00°38'44"	R=3945.50'		
21	N81°51'39"E	32.42'		
22	Δ=13°55'46"	R= 852.00'	L= 207.13'	
23	N22°59'01"W	34.40'		
24	Δ=03°13'22"	R= 852.00'	L= 47.92'	
25	N41°10'55"E	14.00'		
26	N48°49'05"W	92.86'		

NOTE:
SEE SHEET 2 FOR MONUMENT NOTES, BASIS OF BEARINGS NOTE,
RECORD DATA REFERENCE NOTES AND EASEMENT NOTES.



A 20 FOOT WIDE RELOCATABLE PEDESTRIAN/BICYCLE EASEMENT SHALL BE DEDICATED TO THE CITY OF NEWPORT BEACH BY SEPARATE DOCUMENT ACROSS PARCEL 3 TO PROVIDE ACCESS IF A PEDESTRIAN/BICYCLE BRIDGE IS CONSTRUCTED ACROSS MACARTHUR BOULEVARD AT THE PROLONGATION OF CROWN DRIVE. THE EASEMENT IS TO PROVIDE TO BOTH PARCEL 2 AND AVOCADO AVENUE WITH THE PRECISE ALIGNMENT TO BE DETERMINED WHEN MACARTHUR BOULEVARD IS WIDENED. IF THE BRIDGE IS NOT CONSTRUCTED WITH THE MACARTHUR BOULEVARD WIDENING PROJECT, THEN THE EASEMENT WILL BE RELINQUISHED.

SEE SHEET 3

TRACT NO. 2202 M.M. 123 / 22 - 26

TRACT NO. 8113 M.M. 226 / 20-22

TRACT NO. 10625 M.M. 481 / 8 - 9